026.0	0006	0016.A	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	1,953,100	/	1,953,100
USE VALUE:	1,953,100	/	1,953,100
ASSESSED:	1,953,100	/	1,953,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CATHOLIC CEMETARY ASSOC
Owner 2:	ARCHDIOCESE OF BOSTON
Owner 3:	
Street 1:	175 BROADWAY
Street 2:	
Twn/City:	MALDEN
St/Prov:	MA Cntry: Own Occ: N
Postal:	02148 Type:

PREVIOUS OWNER

Owner 1:	ROMAN CATHOLIC ARCH OF BOS -
Owner 2:	-
Street 1:	54 MT VERNON ST
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02140

NARRATIVE DESCRIPTION

This Parcel contains 14.919 Sq. Ft. of land mainly classified as Cemeteries

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
953	649889.064		1,900	1,951,200	1,953,100
Total Card	14.919		1,900	1,951,200	1,953,100
Total Parcel	14.919		1,900	1,951,200	1,953,100

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	18037
GIS Ref	
GIS Ref	
Insp Date	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0006-0016.A

!2192!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	953	FV		1900	649,889.064	1,951,200	1,953,100		Year end	12/23/2021
2021	953	FV		1900	649,889.064	1,951,200	1,953,100		Year End Roll	12/10/2020
2020	953	FV		1900	649,889.063	1,951,200	1,953,100	1,953,100	Year End Roll	12/18/2019
2019	953	FV		1900	649,889.063	2,060,100	2,062,000	2,062,000	Year End Roll	1/3/2019
2018	953	FV		1900	649,889.063	1,559,200	1,561,100	1,561,100	Year End Roll	12/20/2017
2017	953	FV		1900	649,889.063	1,384,900	1,386,800	1,386,800	Year End Roll	1/3/2017
2016	906	FV		1900	649,889.063	1,210,700	1,212,600	1,212,600	Year End	1/4/2016
2015	906	FV		1900	649,889.063	1,188,900	1,190,800	1,190,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:09:51

LAST REV

Date	Time
10/11/18	13:59:13
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2192

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROMAN CATHOLIC	42179-174		3/5/2004		24,764	No	No		
	6312-15		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	18037
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
953	Cemeteries		43560		Sq. Ft.	Site		0	80.	0.50	1									1,742,400						1,742,400	
953	Cemeteries		13.9194		Acres	Excess	1.0	0	15,000.	1.00	1									208,791						208,800	

Total AC/HA:	14.91940	Total SF/SM:	649889	Parcel LUC:	953	Cemeteries	Prime NB Desc	ARLINGTON	Total: 1,951,191	Spl Credit	Total: 1,951,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	0.0 %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		0 %

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

1909.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:		HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:			Total:	
Size Ad		Gross Area		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0006-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
41	Imp. Shed	D	Y	1	20X30	G	AV	1900	5.47	T	40.8	953			1,900			1,900

More:	N	Total Yard Items:	1,900	Total Special Featues:		Total:	1,900